



The Woodlands

London, N14



The Woodlands

Nestled on a peaceful residential road in the heart of Southgate, this beautifully presented four-bedroom detached family home combines period charm with modern family living. Known traditionally as a 'Cox built' property, it offers a distinctive style and generous proportions that stand apart from many other 1930s builds in the locale.

A bright and welcoming entrance hallway leads to a generous family lounge, featuring high ceilings and a charming bay window to the front. To the rear, a spacious open-plan kitchen and dining area provides the perfect setting for entertaining, with direct access to the garden. Completing the ground floor are a utility room and a bathroom with guest WC.

The first floor hosts three well-proportioned bedrooms, including a principal bedroom with a delightful bay window. A contemporary family bathroom and a separate wet room complete this level.

The second floor offers a versatile fourth bedroom an ideal space for a teenager's suite, guest room, or home office.

The south-east facing rear garden features a decked area, perfect for al fresco dining and relaxation, along with an outbuilding currently used as a home office ideal for remote working or creative pursuits.

To the front, mature shrubs and attractive steps lead up to the front door, enhancing the property's curb appeal and welcoming character.

Location: Nestled just off Hampden Square, The Woodlands enjoys a prime position surrounded by an excellent selection of local amenities, including independent cafés, popular restaurants, and boutique shops. Southgate Underground Station (Piccadilly Line) is within easy reach, offering swift connections to Central London and beyond. The area is also well-served by numerous bus routes and major road links, including the A406 and M25, ensuring outstanding accessibility.

Families are particularly well catered for, with highly regarded local schools such as Osidge School and Ashmole Academy close by. Residents can also enjoy nearby green spaces, including Oakwood Park, Grovelands Park, and the picturesque Arnos and Oakhill Parks connected by the scenic Waterfall Walk cycle and pedestrian path. Perfect for leisurely walks, sports, and outdoor recreation, these spaces add to the appeal of this highly sought-after North London neighbourhood.

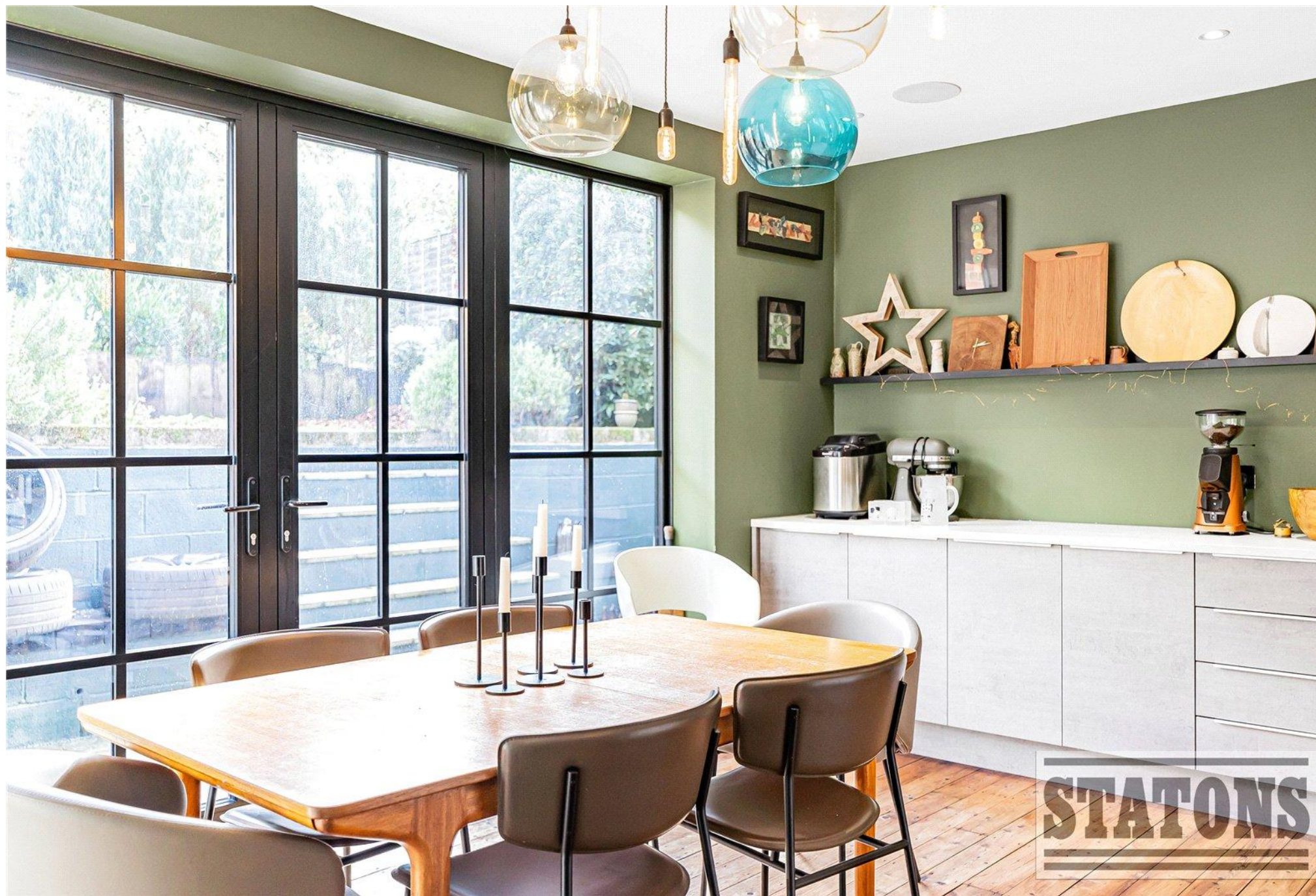
Combining convenience, community spirit, and excellent transport links, The Woodlands offers an exceptional lifestyle in one of North London's most desirable areas.



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Council Tax: E
Local Authority: Barnet
Tenure: Freehold

Approximate Gross Internal Area 1650 sq ft - 154 sq m
(Excluding Garage/Outbuilding)
Ground Floor Area 856 sq ft – 80 sq m
First Floor Area 566 sq ft – 53 sq m
Second Floor Area 228 sq ft – 21 sq m
Garage/Outbuilding Area 275 sq ft – 26 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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